



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004781 (formerly 2501296)
Applicant Name: Wayne Ivary for Broadmoor Golf Club
Address of Proposal: 2340 Broadmoor Drive East

SUMMARY OF PROPOSED ACTION

Land Use Application to allow four maintenance buildings and relocation of 25 existing parking spaces. Project includes demolition of 12 existing buildings. (Broadmoor Golf Club)

The following approval is required:

SEPA - Environmental Determination
(Chapter 25.05, Seattle Municipal Code (SMC))

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The site is located just east of Washington Park and Arboretum within the Broadmoor neighborhood. The area of work will be in the grounds area of the Broadmoor Golf Club which is in the northwest area of the Broadmoor neighborhood near the north gate. See the map which shows the approximate

location. The golf club consists of about 122 acres configured in a “U” shape stretching from Lake Washington/Union Bay to East Madison Street. The golf club consists of a golf course, a club house, accessory buildings and surface parking. The remainder of the community is developed with single family homes and is zoned Single Family 7200.



The maintenance area or grounds area consists of 12 buildings as described below (based on Ivory and Associates demolition plan D-1 date stamped October 12, 2006).

Building No.	Description	Square Footage
1	Storage	379
2	Equipment storage	2550
3	Office/shop	2604.5
4	Greenhouse	1070
5	Fuel pump enclosure	58
6	Shop/crew building	5244.7
7	Material storage	1458
8	Equipment storage	1210.4
9	Storage	146
10	Storage	146
11	Storage	146
12	Material storage	719
TOTAL		15,731.2

Proposal

The proposal is to demolish the twelve buildings described above and replace them with three larger buildings as described below;

Building	Description	Square Footage
B/C	Equipment storage, shop, grinding room, frame shop, parts room lube room irrigation room, mud room, restrooms, crew room and office.	13,340
D	storage, chemical mixing room, fertilizer storage and outdoor material bins	2,245

E	Fuel enclosure	120
TOTAL		15,705

Twenty-two trees are to be removed consisting of alders, fir and cedar trees. None of the trees are considered exceptional trees under *Director's Rule 6-2001, Clarification of State Environmental Policy Act (SEPA) Plants and Animals Policy concerning outstanding trees; and designation of Exceptional Trees under the Tree Protection Chapter (25.11) of the Seattle Municipal Code*. The proposal includes planting new trees and a re-vegetation plan along the perimeter of the work area. The project also includes parking for 32 vehicles. New asphalt paving, the construction of rockeries and retaining wall, and minor grading is associated with the proposal.

Public Comment

No public comments were received during the public comment period which ended on May 31, 2006

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 10, 2006 and annotated by the Department. The information in the checklist and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 23.05.665) discusses the relationship between the City's code/policies and environmental review. The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact; it shall be presumed that such regulations are adequate to achieve sufficient mitigation subject to some limitation". The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation, Plants and Animals and Shadows on Open Spaces).

Short-Term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulates from demolition and building activities and hydrocarbon emissions from construction vehicles and equipment; temporary soil erosion; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 33-2006 and 3-94 regulate development and construction techniques in designated ECA areas with identified geologic hazards. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, impacts associated with earth/soils, air quality and noise warrant further discussion.

Earth/Soils

The ECA Ordinance and Directors Rule (DR) 33-2006 require submission of a soil report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The applicant submitted a soils report dated March 29, 2005 prepared by ABPB Consulting and a letter dated September 26, 2006 also prepared by ABPB Consulting. Once submitted to DPD, the construction plans, including shoring of excavations as needed, and erosion control techniques will be reviewed by DPD to ensure compliance with the ECA regulations. Any additional information required showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 33-2006, and 3-94) will be required prior to issuance of the building permit. Applicable codes and ordinance provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Air Quality

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos (if any) during demolition. The owner and/or responsible party (ies) are required to comply with the PSCAA rules pertaining to demolition of projects with or without asbestos. This will ensure proper handling and disposal of asbestos, as well as demolition of structures without asbestos. No further SEPA conditioning is necessary.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts could be especially adverse in the early morning, in the evening, and on weekends to sensitive noise receptors in the area. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. The surrounding properties are developed with the Arboretum Park, other uses related to the Broadmoor Golf Club and single family homes. The

single family homes are located about 500 feet away from the construction zone and buffered by significant vegetation. In light of the significant distance and vegetation, the protection levels of the Noise Ordinance are considered adequate for mitigating construction noise on the single family residences. No SEPA conditioning is necessary.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased bulk and scale on the site and loss of plant and animal habitat.

The proposal will result in a more consolidated and efficient maintenance facility for the club. There is no resulting increase in floor area in that the combined floor area of the existing structures is not exceeded by the proposed. Because there is no increase in floor area, increased demand for parking, increased traffic, increased demand for public services and utilities is not anticipated.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site detention of stormwater with provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term long term impacts. Potential impact to plant and animal habitat is discussed below.

Plants and Animals

Bald eagles are currently listed as “Threatened” under the Federal Endangered Species Act and the subject site and adjacent Arboretum Park contain 3 Bald eagle nests. DPD referred the applicant to the Washington Department of Fish and Wildlife (WDFW) to prepare a Bald Eagle Management Plan which is a habitat protection agreement between WDFW and the landowner ensuring minimal impact on bald eagles and reasonable land use for the owner. The WDFW and owner’s representative completed the management plan on January 25, 2007. It requires the following:

1. Retain all conifers greater than or equal to 24 inches diameter at breast height (d.b.h.) and all cottonwoods greater than or equal to 20 inches (d.b.h.)
2. There is no timing restriction.

The proposal does include the removal of trees; however none of the trees planned for removal are conifers greater than or equal to 24 inches diameter, and no cottonwoods are planned to be removed. Additionally, the proposal does not include the removal of any trees considered exceptional as clarified in Director’s Rule 6-2001.

The proposal includes a re-vegetation plan that includes the planting of trees and native species. Additionally, the 120 acres golf course has many large trees as part of the permanent landscaping for the course; therefore the removal of some smaller trees for this proposal is not expected to have an adverse impact on plant and animal habitat. No SEPA conditioning is necessary.

Other Impacts

The other impacts such as, but not limited to, increased height, bulk and scale and increased light and glare are mitigated by codes and/or are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2C.

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2C.

CONDITIONS –SEPA

None

Signature: _____ (signature on file) Date: February 15, 2007
Jess Harris, AICP, Senior Land Use Planner

JH:bg

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